



City of Wimberley

221 Stillwater, Wimberley, Texas 78676

REGULAR PLANNING AND ZONING COMMISSION MEETING

WIMBERLEY CITY HALL – CITY COUNCIL CHAMBERS
221 STILLWATER, WIMBERLEY, TEXAS 78676

THURSDAY, AUGUST 29, 2024 - 6:00 PM

MINUTES

1. **CALL TO ORDER** August 29, 2024, at 6:00 PM

Chair Anne Ulfelder called the meeting to order at 6:00 p.m.

2. **CALL OF ROLL**

Commissioners Present:

Matt Joyce
Chris Sharp
Ben O'Kane
Anne Ulfelder
Vance McCracken
Jerry Lunow
Michael Rambo

Staff Present:

Nathan Glaiser, Director of Planning and Public Works
Tammy Heller, City Secretary

3. **CITIZENS COMMUNICATIONS**

This provides an opportunity for the citizens to comment on agenda and non-agenda items in advance of the regular business of the Planning and Zoning Commission. Those wishing to speak must sign-in before the meeting begins and observe a three-minute time limit when addressing the Board. Speakers will have one opportunity to speak during the time period. Comments from speakers should not be directed towards any specific member of the Board or City staff. Comments should not be accusatory, derogatory or threatening in nature.

There were no citizens communications this evening.

4. **MINUTES**

- 4.1. Consider approval of the July 11, 2024, Regular Planning and Zoning Commission meeting minutes.

A motion was made by Commissioner O'Kane, seconded by Commissioner Rambo to approve the July 11, 2024 Planning & Zoning Commission meeting minutes. The motion carried unanimously (7-0).

5. **PUBLIC HEARING AND POSSIBLE ACTION**

- 5.1.** Hold a public hearing and consider making a recommendation to City Council regarding case CUP-24-004, an application for a Conditional Use Permit to operate a Short-Term Rental 2 (Vacation Rental) at a property located at 108 Little Ranches, Wimberley, TX.

Nathan Glaiser, Director of Planning and Public Works, gave a brief presentation regarding case CUP-24-004, an application for a Conditional Use Permit to operate a Short-Term Rental 2 (Vacation Rental) at a property located at 108 Little Ranches, Wimberley, Texas. Mr. Glaiser explained allowable uses and when a Conditional Use Permit is required to come before Planning and Zoning and City Council for consideration. No opposition or comments were received regarding this case.

Chair Ulfelder opened the public hearing at 6:05 p.m.

Jimmy Salter, owner and applicant, spoke in support of this request and answered questions presented by the Commissioners.

There being no further comments, Chair Ulfelder closed the public hearing at 6:08 p.m.

Upon completion of discussion, a motion was made by Commissioner O'Kane, seconded by Commissioner Lunow to approve case CUP-24-004, an application for a Conditional Use Permit to operate a Short-Term Rental 2 (Vacation Rental) at a property located at 108 Little Ranches, Wimberley, Texas. The motion carried unanimously (7-0).

- 5.2.** Hold a public hearing and consider making a recommendation to City Council regarding case ZA-24-003, an application for a Zoning Amendment to amend the Wimberley Planned Development District located at 111 and 107 West Spoke Hill, Wimberley, TX.

Nathan Glaiser, Director of Planning and Public Works, gave a brief presentation regarding case ZA-24-003, an application for a Zoning Amendment to amend the Wimberley Planned Development District located at 111 and 107 West Spoke Hill, Wimberley, Texas. Mr. Glaiser explained the request to replace the previous concept plan and replace it with a new plan. Two letters of support were submitted.

Chair Ulfelder opened the public hearing at 6:14 p.m. Sienna Ginn, the applicant, spoke in support and answered any questions presented by the Commissioners. There being no further comments, Chair Ulfelder closed the public hearing at 6:18 pm.

Upon completion of discussion, a motion was made by Commissioner McCracken, seconded by Commissioner Sharp to approve case ZA-24-003, an application for a Zoning Amendment to amend the Wimberley Planned Development District located at 111 and 107 West Spoke Hill, Wimberley, Texas. The motion carried unanimously (7-0).

- 5.3.** Hold a public hearing and consider making a recommendation to City Council regarding case CUP-24-005, an application for a Conditional Use Permit to operate a Short-Term Rental 2 (Vacation Rental) at a property located at 13615 Ranch Road 12, Wimberley, TX.

Nathan Glaiser, Director of Planning and Public Works, gave a brief presentation regarding case CUP-24-005, an application for a Conditional Use Permit to operate a Short-Term Rental 2 (Vacation Rental) at a property located at 13615 Ranch Road 12, Wimberley, Texas.

Chair Ulfelder opened the public hearing at 6:24 p.m. Michael Alexander, the applicant, spoke in support and answered any questions presented by the Commissioners. There being no further comments, Chair Ulfelder closed the public hearing at 6:29 p.m.

Upon completion of discussion, a motion was made by Commissioner Joyce, seconded by Commissioner O'Kane to approve case CUP-24-005, an application for a Conditional Use Permit to operate a Short-Term Rental 2 (Vacation Rental) at a property located at 13615 Ranch Road 12, Wimberley, Texas. The motion carried unanimously (7-0).

6. BOARD MEMBER REPORTS

6.1. Announcements

Mr. Glaiser stated the next regular meeting is scheduled for September 12, 2024.

6.2. Future Agenda Items

No future agenda items added.

7. ADJOURNMENT

Chair Ulfelder adjourned the meeting at 6:30 p.m.

RECORDED BY:

Planning & Zoning Commission Staff Liaison



APPROVED BY:

Planning & Zoning Commission Chairperson